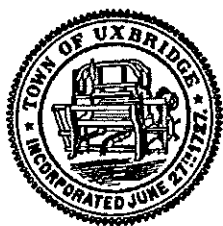


ab



Town of Uxbridge
Planning Board
21 South Main Street
Uxbridge, MA 01569
(508) 278-8600, ext 2013

Minutes of the Uxbridge Planning Board regular meeting held on **Wednesday, May 25, 2011, at 7:00 P.M.** in the **Board of Selectmen's Room, Uxbridge Town Hall, 21 South Main Street, Uxbridge, MA:**

Planning Board Members Present: Charles Lutton, Peter Petrillo, Joseph Leonardo, Ernest Esposito and Barry Desruisseaux

Others Present: Donna C. Hardy, Planning Board Administrative Assistant

It being 7:00 pm, the meeting being properly posted, duly called and a quorum being present, Chairman Charles Lutton called the meeting to order and led the gathering in the Pledge of Allegiance.

MOTION by Mr. Leonardo to table discussion for FY11-05 Forest Glen Estates, Special Permit Application until Mr. Stephen O'Connell with Andrews Survey & Engineering is present to discuss article. Seconded by Mr. Petrillo, the motion carried unanimously.

MINUTES. MOTION by Mr. Leonardo to approve the Planning Board Meeting Minutes dated May 11, 2011. Seconded by Mr. Petrillo, the motion carried 4-0-1.

Public Hearings:

FY11-05 Forest Glen Estates, Special Permit Application - The owner/applicant of record Forest Glen Estates, Inc. is seeking a Special Permit to construct a 38-unit age restricted development located off of Douglas Street, pursuant to Section 400-41 – Age Restricted Development Overlay District of the Uxbridge Zoning Bylaws. The property is comprised of two (2) lots and is shown on the Town of Uxbridge Assessor's Map 23, Parcels 3829 and 4793. The plans of said lots are recorded in the Worcester Registry of Deeds Plan Book 887, Plan 5; Plan Book 817, Plan 1 and Plan Book 811, Plan 87.

Mr. Desruisseaux recused himself.

Mr. Stephen O'Connell with Andrews Survey & Engineering was present and spoke on behalf of the applicant. On May 24th, Graves Engineering provided a Special Permit Plan Review for Forest Glen Estates. Mr. O'Connell provided updated revision design changes on the plans, per Graves Engineering and the abutters' comments from the previous meeting.

Chairman Lutton inquired about Graves Engineering Special Permit Plan Review for comments #4 & 23:

- 1) Comment #4: Proposed structures are required to be setback 200 feet from the front lot line; on the smaller parcel, all of the proposed units are closer than 200 feet. The larger parcel is landlocked and does not have any frontage, however the location of the proposed access road dictates the front lot line location, and then four of the proposed units are closer than 200 feet. GEI did not receive any waiver requests relative to this project.

Graves Engineering comment: The Engineer responds that their understanding is this regulation is to be applied from public street access, which they contend is Douglas Street and in this scenario the project is 450 feet away (assuming Taft Hill Lane is a private way). As this is not an engineering issue, GEI defers to the Planning Board for interpretation of this regulation.

Chairman Lutton inquired which section is to be referenced for the above comment. Mr. O'Connell advised under the Uxbridge Zoning Bylaws, 400-51 Age Restricted Development Overlay District; section E.2 (page 58).

- 2) Comment #23: As typical with residential roof recharge systems, location and depth is dependent on house construction. Thus, GEI recommends that some standard notes be added to the detail on sheet C-06.5 for the contractor to abide by during construction. A note should be added to maintain a 2-foot minimum separation between bottom of stone and the estimated seasonal high groundwater table. The contractor may require the assistance of an engineer or soil evaluator to identify the elevation of the estimated seasonal high groundwater table. Also, an overflow should be provided such that if the recharge system backs up or fails, a relief is provided.

Graves Engineering comment: The detail has been revised to provide a generic note for compliance with applicable local, state and federal regulations. Contractor's will not have access to and/or are generally not knowledgeable with regard to Stormwater Management regulations thus we suggest that the note be more explicit as we initially recommended. Also, the detail has two conflicting chamber models noted; the Engineer must correct this.

Mr. O'Connell will inform the contractor to have the roof recharge system done for each unit.

Mr. O'Connell informed that his client has spoken with all the abutters to address their concerns. The detention basin will be removed at unit #45 & 46. The comments addressed included 1) all abutters concerns; 2) density requirements and 3) lot coverage requirements.

Chairman Lutton opened the discussion to the floor.

Discussion and areas of concern from the residents and the Planning Board included landscaping plan design for each unit and utility easements.

Following discussion, **MOTION** by Mr. Petrillo to close the public hearing for **FY11-05 Forest Glen Estates, Special Permit Application**. Seconded by Mr. Leonardo, the motion carried unanimously.

Mr. Desruisseaux returned to the Board.

FY11-06 High Ridge Estates, Application for Preliminary Plan Approval - The owner/applicant of record Richard J. Wunschel is seeking a Preliminary Plan Approval located on the west side of South Main Street, along the New England electric high voltage power lines and bounded west by Uxbridge Housing Authority. The property has thirteen (13) proposed lots and is shown on the Town of Uxbridge Assessor's Map 24B, Parcels 4025, 4035, 4046, 4059, 4078, 4828, 4835 and 4842; Map 25, Parcels 2559, 2588, 2592, 3313, 3314, 3344, 3357, 3374 and 3379. The undersigned's title to said land is derived from Richard J. Wunschel by deed dated February 28, 2008 and recorded in the Worcester Registry of Deeds Book 42477, Page 172.

Chairman Lutton recused himself.

Mr. Paul Grasewicz with Graz Engineering was present and spoke on behalf of the applicant. On May 20th, Graves Engineering provided a Preliminary Plan Review for High Ridge Estates. Mr. Grasewicz commented on Graves Engineering, Preliminary Plan Review, Subdivision Rules & Regulation Review, comment #6:

- 1) Comment #6: At stations 2+00 and 9+00 on Road A and 1+00 and 1+50 on Road B the sage vertical curves do not provide a 30 mph stopping sight distance. The minimum K must be 37.

Graves Engineering comment: Acknowledged. K values are now missing from the profile sheets, however the vertical curves in question have been revised and by GEI's check, they now meet the minimum criteria. K values must be shown on the definitive plans.

Mr. Grasewicz commented that a new waiver request will be provided.

Also, Mr. Grasewicz commented on Graves Engineering, Preliminary Plan Review, Waiver Request Discussion, comment #11:

- 2) Comment #11: Waiver from Section 4.A.2 to reduce right-of-way width from 50 feet to 40 feet.

Graves Engineering comment: The waiver request has been revised to request a waiver to 42 feet at the entrance only.

The Board discussed the recent waivers received from the applicant on May 17th:

- 1) Section 4.A.1.h: Property line rounded to provide a curb radius or right-of-way of not less than 25'. The applicant requests a 15' curb radius due to the existing configuration, which provides an adequate turning arrangement.
- 2) Section 4.A.2: Widths of street right-of-ways. The project was previously approved with a 40 foot r-o-w. The applicant has widened the plans to provide a 50' width, except at the South Main Street entrance, where there is only about 42' available.
- 3) Section 4.A.3.a: Grades of streets in excess of 8%. Compliance with the 8% grade is not possible due to the location of the wetlands and power lines. Road-A has approximately 188' of 9.8% grade and 543' of 9.5% grade and Road-B has 312 feet of 9.5%. These values are within the engineering standards accepted by the ITE and Massachusetts Department of Public Works Highway Design.
- 4) Section 4.A.4.a: Length of dead-end streets. The roads were laid out to gain access to the useable areas of the land. Road-A is approximately 1800' long and Road-B is approximately 835' and begins at 692' up Road-A.
- 5) Section 5.D.4: Two grass strips. The applicant requests a waiver to have a grass strip on one side and a sidewalk on the other due to wetlands. A meandering sidewalk (with intermittent grass strip could be provided, if desired).

Acting Chairman Desruisseaux requests to have comments available from the Fire Department concerning this subdivision.

Acting Chairman Desruisseaux opened the discussion to the floor.

Acting Chairman Desruisseaux read an email received on May 25th to the Planning Board from an abutter.

Discussion and areas of concern from the residents and the Planning Board included setbacks for Lot #12, request to have a barrier be erected along the proposed road to provide noise attenuation with visual appearance, grading, snow removal and drainage.

Following discussion, **MOTION** by Mr. Leonardo to grant a continuance **FY11-06 High Ridge Estates, Application for Preliminary Plan Approval** to the Planning Board meeting on June 8, 2011. Seconded by Mr. Esposito, the motion carried unanimously.

Chairman Lutton returned to the Board.

Old/New Business:

FY11-07 Nydam's Way – The Board discussed including an additional condition #17, to the Certificate of Approval. Condition #17: The gravel base shall be applied in 6" compacted lifts and be compacted with a minimum of six passes with an 8,000 lb. vibratory drum roller. An 8" application of loose material is considered the amount necessary to achieve a 6" compacted lift. Following discussion, **MOTION** by Mr. Petrillo to approve the amended conditions for FY11-07 Nydam's Way and to include number 17 condition. Seconded by Mr. Leonardo, the motion carried 4-0-1.

Following review of all materials and testimony, **MOTION** by Mr. Leonardo for FY11-07 Nydam's Way of a Definitive Subdivision Plan, as amended. Seconded by Mr. Petrillo, the motion carried 4-0-1.

Chairman Lutton congratulated Mr. Peter Petrillo for recently being elected as a member of the Uxbridge Board of Selectmen.

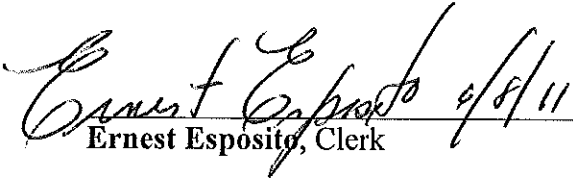
MOTION by Mr. Esposito to adjourn the Planning Board meeting at 8:15 P.M. Seconded by Mr. Desruisseaux, the motion carried unanimously.

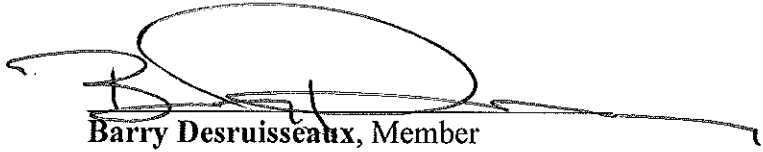
The Board noted that Executive Session will not convene.

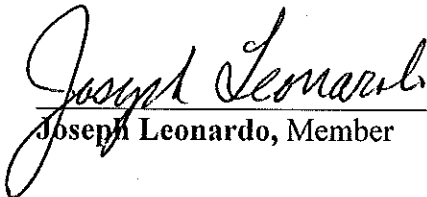
Respectfully Submitted by Donna C. Hardy, Planning Board Administrative Assistant

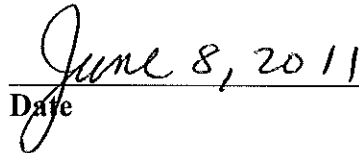
Charles, Lutton, Chairman

Peter Petrillo, Vice-Chair

 6/8/11
Ernest Esposito, Clerk


Barry Desruisseaux, Member


Joseph Leonardo, Member


Date